



**ZONING ADMINISTRATOR
NOTICE OF DECISION**

Date: November 25, 2013
Applicant: Ultrasigns Inc.
Case No.: PSP-13-03
Address: 4340-4450 Bonita Road
Project Planner: Caroline Young

Notice is hereby given that on November 25, 2013, the Zoning Administrator considered Planned Sign Program Modification (PSP) application PSP-13-03, filed by Ultrasigns Inc. ("Applicant"). The Applicant requests a PSP modification of the previously approved Planned Sign Program, PSP-90-03, for the Bonita Centre. The Project is located at 4340-4450 Bonita Road ("Project Site") and is owned by DS Bonita Center LLC ("Property Owner"). The 4.82 acre Project Site is zoned Central Commercial (CC) Zone and has a General Plan designation of Commercial Retail (CR). The Project is more specifically described as follows:

The Project includes the modification of a Planned Sign Program for Bonita Centre to add a new pole sign along Bonita Road, increase the size of the existing monument sign along Otay Lakes Road, and tenant building signs for the Bonita Centre. The proposed tenant signage on the new pole sign and revised monuments sign will increase the number of tenant signage along the Bonita Road and Otay Lakes Road.

Planning Staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. No further environmental review is necessary.

The Zoning Administrator finds that the Planned Sign Program complies with the requirements of Chapter 19.60 of the Chula Vista Municipal Code and is consistent with the adopted Otay Ranch SPA Planned Community. The Zoning Administrator approves the request based on the following findings of fact:

1. That the proposed signage is consistent with the Chula Vista Municipal Code.

The proposed Planned Sign Program modification provides sign guidelines for Bonita Centre in conformance with the Chula Vista Municipal Code Section 19.60.540 for the Central Commercial (CCP) zone. The proposed sign modification complements the existing architecture of the center.

2. **The proposed Planned Sign Program is consistent with the design and/or development standards of the Chula Vista Design Manual.**

The proposed Planned Sign Program provides sign guidelines for Bonita Centre in conformance to the design regulations. The proposed Planned Sign Program modification compliments the existing architecture of the building.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Planned Sign Program Modification PSP-13-03, as described above subject to the following conditions of approval:

- I. **Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirement:**

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/Representative

Date

Landscape Architecture Division:

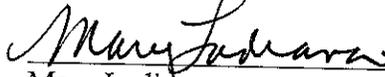
2. Landscaped areas affected by sign modifications must be restored to like kind of adjoining healthy landscaped areas.

PSP-13-03, Bonita Centre

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

- 1 The Applicant shall maintain the Project in accordance with the approved plans for PSP-13-03, date stamped approved on November 25, 2013, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 25th day of November 2013.



Mary Ladjana
Zoning Administrator